



Newsletter
Fall 2017

Welcome Back Cottagers!



President's Message

Hello, Fellow Cottagers!

Many thanks to all who helped make our Fall social such a success! The food was great, the decorations were superb, and the fellowship was best of all! We swapped hurricane stories and other news as the sun set over the gazebo and neighbor greeted neighbor to begin The Season here in The Cottages.



Joanna Wragg

To those who aren't back yet (or are gone again—we are a busy group!), we missed you and look forward to your return.

The consensus is that The Cottages shows little outward signs of having sustained a major hurricane so recently, though there are a few trailing issues such as some drainage problems. Those are being addressed with the homeowners involved. Articles elsewhere explain these more fully, along with the new rodent-control program and other matters.

One issue that merits more explanation is the Agenda Item “Pool Transition” for the Dec. 13 board meeting. More detail will be coming after that meeting, but here is the crux of it: Community-wide pool maintenance has become more difficult over the years as individual owners have modified their pools, to the point that we can no longer set a uniform standard for service. Some pools have built-in vacuums, some have overflow drains, some have spas, some are converting to saline, some have been refinished differently. Landscaping inside the pool cages varies dramatically, with impacts on water quality.

The result is that neither the board nor the vendors can define exactly what the pool fee is expected to achieve. Every owner is paying a standard \$75 per month for “routine pool maintenance” (not including repairs and upgrades), with the cost built into the quarterly HOA fee.

Given that the pools are no longer “standard” and that they are individually owned (we are not a condo; our homes belong to us individually), dissatisfaction has been growing. A number of owners have been paying a second pool company to service their pool, which imposes an unfair double cost. Others have been testing and treating their pools themselves. Most vendors we have contacted declined to bid to offer service to our community because of the variations. As far as we can determine, no other HOAs that we know of in Pelican Landing have the routine maintenance of their individually owned pools built in to their HOA fee.

So, the board on December 13 will discuss the option of returning pool maintenance—along with the \$75 per month fee—to individual owners to do as they choose. Our management company has recommended this change for several years.

Under this scenario, those who prefer to take care of their own pool can do so and save the cost of the fee. Those who want to keep Jackson Pools can simply contract individually with Jackson for the work. Those who want to hire another pool service can do so. Some home watch services also offer pool monitoring for their clients.



AFTER IRMA

Gazebo area after Irma

Hurricane IRMA barreled through the Cottages on Sept. 11 as a Category 4 storm, and traveled up the sunshine State's Gulf Coast. It delivered driving rain, roof-rattling winds and toppled many trees along Olde Cottage Lane.

Below is the new Gazebo landscaping which was recently implemented as the final part of the long range landscaping plan. This included the Cottages entry island and east and west cul-de-sacs. All of Irma damage had to be cleaned up.



Gazebo area after new landscaping

West cul-de-sac begins to bloom

Green Acres & Bradford Solutions help make "The Cottages Look Good"

Green Acres' Steve Kubicsek and Bradford Solutions' Dan Geist have done a great job in upgrading the Cottages landscaping and irrigation systems. Steve and Dan work hand-in-hand to make sure that new landscaping has appropriate irrigation. The west cul-de-sac shown here and the new Gazebo landscaping on the next page are examples. The Gazebo area was a mess after Irma.



Dan Geist
Bradford Solutions



Steve Kubicsek
Green Acres



New Gazebo Landscaping



Why curb appeal matters

First impressions are everything – at least when it comes to selling our homes and maintaining our home prices. According to the National Association of Realtors, 63 percent of home buyers will drop by after viewing a community they like online. What will they see? As they enter the Cottages they will see the entry island, but the Gazebo will grab their attention. This should serve as a snapshot of what's to come when potential buyers see our front yards and enter our homes. We want to wow potential home buyers initially from the curb. That helps to raise the selling prices of our Cottages' homes. When other homes come on the market and comparable home prices are researched the asking prices set by realtors can be set higher.

That's partly why the Cottages Board and Landscaping Committee have embarked on projects of enhancing the:

- Entry way landscaping
- Landscape lighting
- Cul-de-sac islands
- Gazebo landscaping
- Power washing the entry pavers and curbs

The long range plan is now essentially complete and we will be in somewhat of a maintenance mode. Residents have also been enhancing their front landscaping and adding accent lighting.

However, it's not just about curb appeal. *It is also about maintaining the Cottages as a top Pelican Landing community in which we can all be proud to be residents.*



RAIN RAIN RAIN RAIN



Before Hurricane Irma Mother Nature dealt us quite a blow at the end of August. After about a week of heavy rain the sun finally came out again. However, during that short time the Cottages received over 13" of rain. At that time of the year the ground was already saturated and the water exceeded the capacity of lakes, drainage canals, and storm drains all over the Bonita Springs area. The Pelican's Nest golf course was closed for a period of time.

Luckily due to the higher elevation of Olde Cottage Lane (about 13 ft. above sea level) we did not experience any significant water accumulation. There were some lower lying roads in Pelican Landing that were under about 8 - 10" of water. Residents had trouble getting to and from their homes. All of southwest Florida experienced localized flooding and it took some time for the waters to recede.

Jerry Lindmyer's pool had overflowed. He has one of the pools that does not have an overflow drain. The driving rains and wind may have also caused some roof leaks. All of this August rain made the soil water soaked and prime for the of toppling of trees by hurricane Irma.

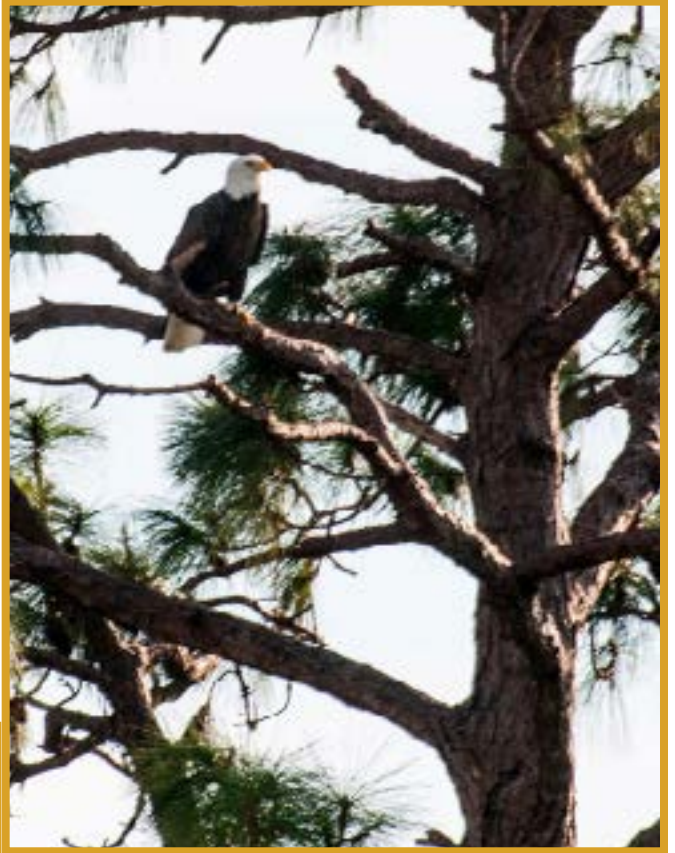
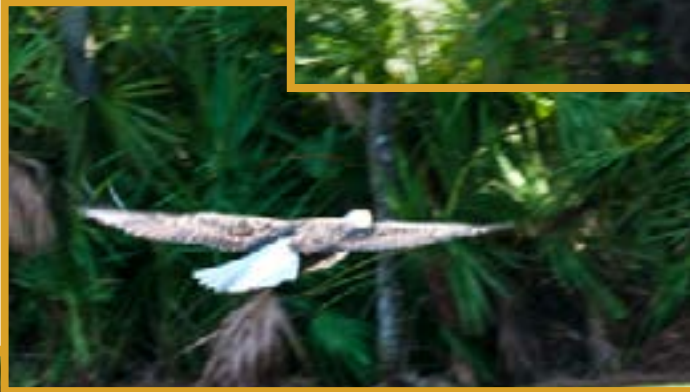
Irma reveals storm drain problems

Several homes on the north side of Olde Cottage Lane experienced home flooding problems caused by heavy Irma rains. David Joos at 3678 had about 6 inches of water on his first floor. All of the base boards and about 8 inches of drywall around the entire house perimeter had to be removed. Mold remediation also had to be performed. Inspection of the rear of David's home showed drainage issues caused by the berm slopes and the surrounding land. David also uncovered a storm drain that was completely clogged and not functioning. Joe Sidoti did a lot of detective work with Lee County and Bonita Springs in getting copies of the Cottages storm drain system.



Uncovered drain packed with sand

THE EAGLES HAVE LANDED



The eagles that nest every year on Hurricane 12 golf hole across from the Cottages are back. They are in the process of rebuilding their nest, most of which survived hurricane Irma.



Leave name of Homewatch with PLCA

The aftermath of Hurricane Irma illustrates the importance of having a homewatch service or a local key holder while you're not in residence. A home watch company or key holder will be able to inspect your home and report to you any damage your property may have suffered. Pelican Landing does not have the ability to check on private property. If you do get a home watch or key holder, please remember to leave the name & number as an emergency contact for your home with the PLCA office. To view and update your information login to: www.gateaccess.net



**Cottages palms trimmed
 in late August**
 (IRMA did a little more trimming)

Cottages Board Schedule
2017/2018

Date			Time	Event
Wed	Dec	13	10:30	Board Meeting (Pool Transition)
Fri	Jan	5	10:00	Green Acres landscaping walk-around*
Wed	Jan	10	10:30	Board Meeting
Fri	Feb	2	10:00	Green Acres landscaping walk-around*
Thur	Feb	15	4:00	Annual Meeting & Social (Thursday)
	Mar-Apr		TBD	Winter-Spring Gazebo Social TBD

* 1st Friday of every month at 10:00 am at Gazebo

IRMA attacks pools



Around the neighborhood



I love frogs

I love the Cottages

Maintenance News

Entry pavers power washed



Joe Sidoti
Secretary/
Maintenance

After years of cars and contractor trucks driving over the Cottages entry pavers the build up of dirt and oil became unsightly. This was not a very good welcome into the Cottages for residents, visitors and prospective buyers. On November 6th Elliot's Pressure Cleaning power washed the pavers, curbs and Gazebo pergola. Green Acres has hung the Gazebo wvseasonal flowers.



Pavers before power washing



The pergola was power washed and the seasonal flowers will be hung.



Elliot's Pressure Cleaning



Website News

Website receives 563 visits in one day!

In the lead-up to Irma, The Cottages webpage was updated daily with the latest official information from Lee County and links to local live news broadcasts. Sept 10th resulted in *563 visits in one day*, as Cottagers checked for news specific to our neighborhood. Immediately after Irma, the webpage posted the changing conditions on Cottage Lane along with photos and video received from Kim Prushnok, messages from HOA President, Joanna Wragg, and special edition newsletters from Dennis Lowe. Thanks to the work of a great team, Cottagers were the best informed residents in Pelican Landing.

Kiki Scovel Webmaster

The Cottages webpage has a lot of valuable information: service dates (garbage, landscaping), important phone numbers & addresses, residents real estate for sale, governing documents, past annual meeting presentation, meeting minutes, past newsletters, budget info, for sale, photos, social, links and update on current events.

email Kiki: cottagespl@gmail.com (if you forgot your resident password email Kiki)



Please Be Safe

Do not sit, climb or lean on the Gazebo fence. If you fall the gators could eat you and that might make them sick.
Thank you.



ANIMALS CAN FIND THEIR OWN FOOD
PLEASE DO NOT FEED THEM

Finances

2018 Budget

Quarterly fee remains same as 2017



Dennis Lowe
Treasurer

The 2018 budget keeps the quarterly fee at \$999. We have some accounts that have an increase and others that will decrease.

A few changes:

- Added a CPA Compilation cost of \$1,500 (new Florida law every 3 years)
- Increased tree trimming to \$10,000 to include both palms & oaks in 2018
- Moved \$5,000 Legal Services to a new Reserve Fund account

We continue to sufficiently fund our Irrigation Repairs budget for 2018 for costly repairs for the unexpected mainline pipe and valve breaks. We have faced the reality that the oak tree root growth will keep getting worse, not better. The following article describes a recent irrigation repair that cost over \$2,200 which illustrates the problems we will be facing for years to come.

Due to the CDD increase of almost 60% in the base rate for irrigation water, we will need to budget more funds for this account for 2018 also. For this cost increase we *should soon* be getting reclaimed water and we *should not* be subjected to the harsh pump shut downs that we experienced during the past dry season drought.



Irrigation News

Oaks continue attack!



Dan Geist
President

The mainline sprinkler lines near the community entrance required major repairs in late June. Over the years the area encountered a lot of large tree roots growing from the nearby oak tree. Also found were three valves all in the area as well as the fitting that was cracked. The fitting was cracked due to expanding tree roots around the pipe and valve. The three valves were all surrounded by tree roots and required cutting the roots away and replacing the valves. Florida utilities had to be called to locate and mark all utilities in the area. The roots were so large that a stump grinder had to be scheduled to help remove the roots. They were too large for a shovel and chain saw. Unfortunately, the tree or valves were placed too close together which resulted in a more extensive damage and thus a very expensive irrigation repair. The cost of this repair was over \$2,200. Dan spent 3 days of hard work in the end of June heat making this repair.

The Culprit

Oak tree at Cottages entrance whose very large roots had broken sprinkler lines and valves.



Tree roots surround pipes and valves



Completed Job
New pipes and valves installed. The new valves were raised for easy access. The old valves were hidden under 6' of sand and mulch and had to be located with considerable searching with electrical locating equipment.



New critter control service

We have not been satisfied with our current rodent control service and have decided to contract with a new service. Residents have rarely seen our current contractor baiting our rat traps and the only time they have made recent, feeble appearances was after we demanded they take some action. This action also turned out to be unsatisfactory.

Starting January 1, 2018 we will be contracting with a new pest control service, Critter Control. Eric Kelly, shown in the photo, is the Pest Control Manager for Critter Control. Eric



reviewed our existing bait box situation and offered the alternatives of trying to salvage our existing bait stations or going with new ones. Due to the many different types of bait stations throughout the Cottages and the varying stages of disrepair it was felt that the best path forward was to go with new stations. Each home will get 2 new stations placed in locations that would be most frequented by rats near your home. Old boxes will be removed.

Critter Control will be providing us with the 82 boxes at their cost. The initial cost of \$2,050 for the 82 new boxes includes fully baiting and installing all of the boxes. Each box has a concrete block built into the box itself so the box will not come loose from the block. Critter Control will come back after about 6 weeks after the initial install to check the boxes for the level of rodent activity. We will incorporate in the contract the requirement for some type of verification that

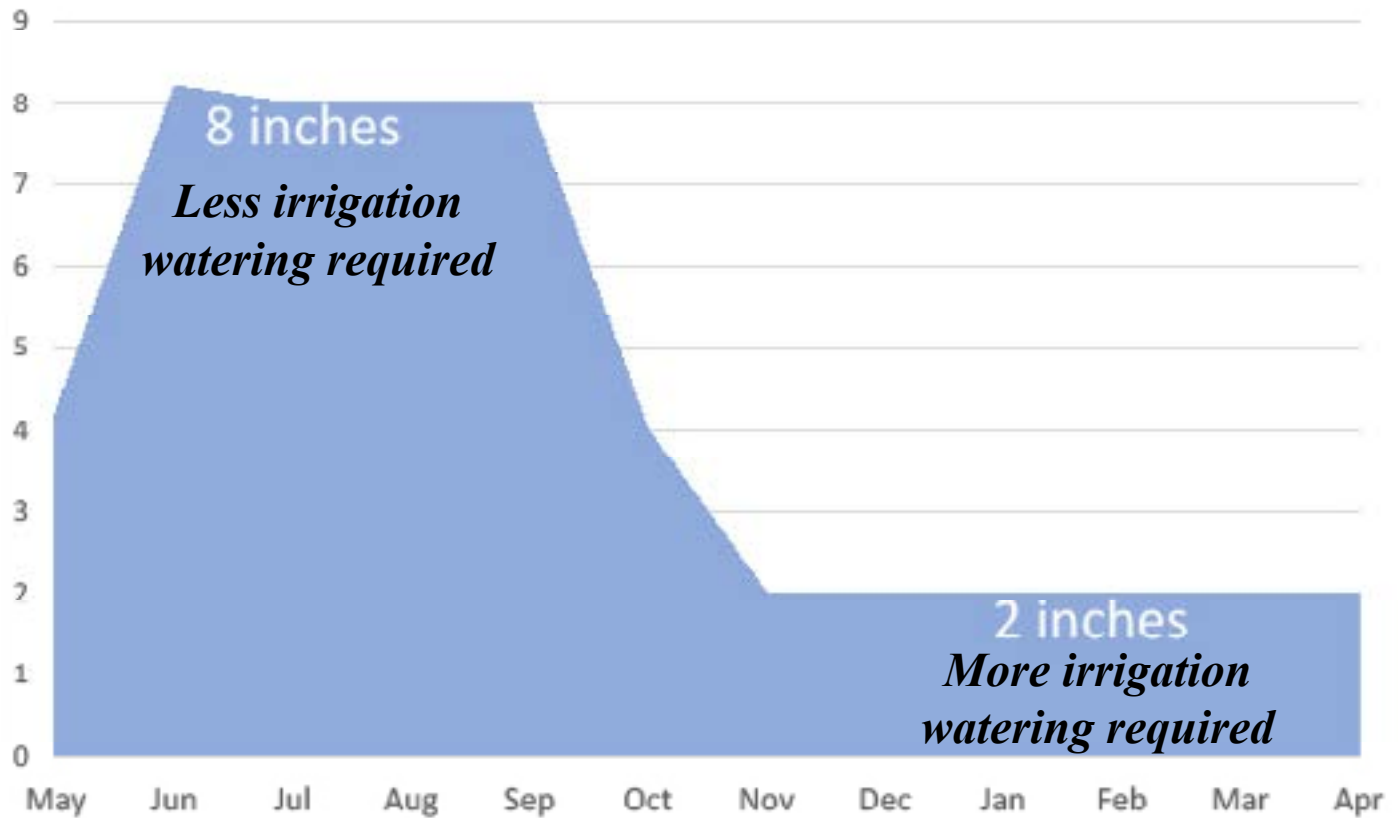
the boxes are being baited quarterly. We will also obtain extra bait box keys so we can randomly check if desired to see if boxes are in fact being baited. Since the rat bait is poison the boxes cannot be opened readily without a special key.



The Critter Control contract will start January 1, 2018 with the initial January invoice of \$2,050. Quarterly invoices for box re-bait after that would be \$410 or \$1,640 per year. Our current Cottages pest control budget for “poor service” is \$1,340 per year. The Critter Control cost of \$1,640 is an increase of \$300 per year (\$75 per quarter) for 41 homes.

*Dry season approaches,
temperatures & rainfall start dropping*

Historical Average Rainfall per Month



Resort Management



Kris Caldwell

Cottages has a new manager

Kris Caldwell has been our manager for the past several years. However on October 30th Kris turned in her resignation to Resort Management. We will miss Kris and her conscientious support.

Our new manager is Kevin Ingledue. Kevin has been a community manager for 30 years and a brings the Cottages a wealth of experience. Kevin can be reached at:



Kevin Ingledue
Resort Management

kingledue@resortgroupinc.com

(239) 649-5526



Donna Lowe

Social Activities

2017 FALL SOCIAL



Judy Maish



Great weather, landscaping, decorations, food and conversation all added to make a great evening of fun. Twenty -six people attended. The next Gazebo social get-together is planned for the end of March timeframe.





2017 Cottages Board



Joanna Wragg
President
Landscaping



Joe Sidoti
Secretary
Maintenance



Dennis Lowe
Treasurer
Newsletter



Kevin Ingledue
Resort
Management



Travel safely

